



View of block

Michael
ANTHONY

49 Edge Street Aylesbury Quarter

£215,000 Leasehold

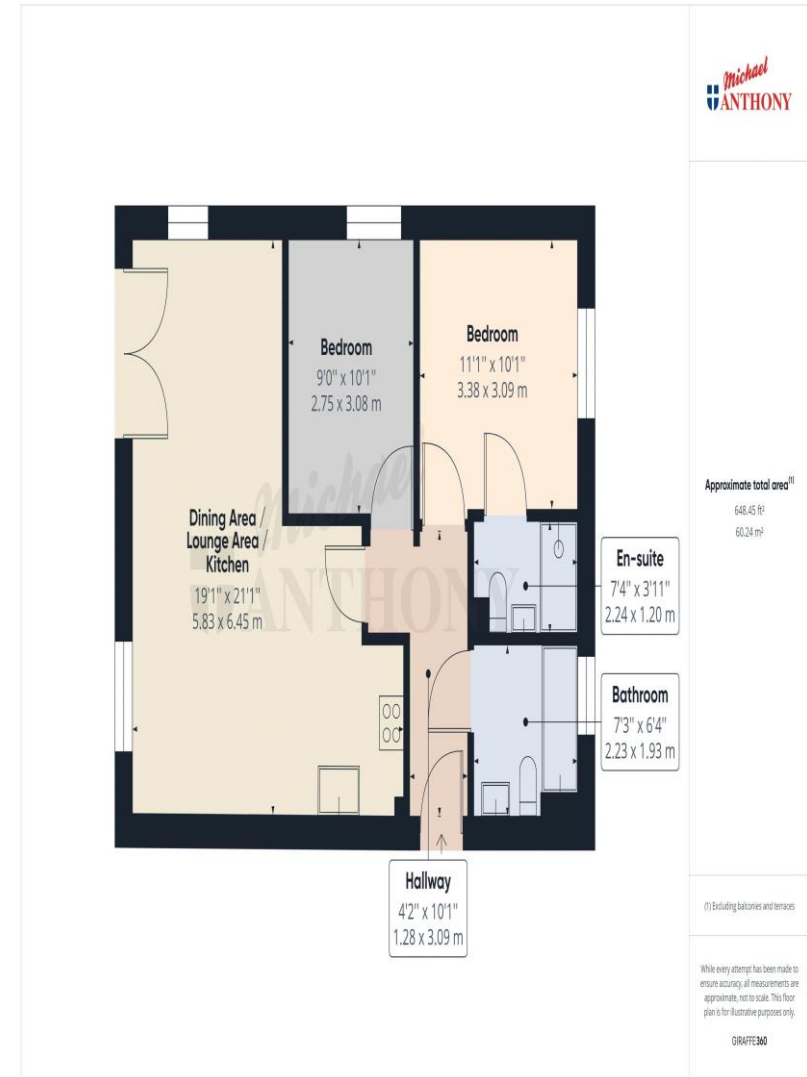
We are delighted to offer to the market this excellent top floor two bedroom apartment. The apartment is located in the popular Aylesbury quarter development and is a short walk to the town centre and railway station. This spacious property benefits from a large open planing living area with doors to a balcony with views over the vale. It also has two double bedrooms with an ensuite to the main bedroom, a long lease and allocated parking. A viewing is highly recommended so please call us today.

49 Edge Street

Aylesbury Quarter
Aylesbury
Buckinghamshire
HP19 8FS

- WALKING DISTANCE TO TOWN CENTRE & RAILWAY STATION
- SPACIOUS OPENPLAN LIVING AREA
- KITCHEN WITH BUILT IN APPLIANCES
- LONG LEASE LENGH
- BALCONY WITH VIEWS
- TOP FLOOR
- ALLOCATED PARKING
- TWO DOUBLE BEDROOMS
- BATHROOM & ENSUITE
- CLOSE TO SHOPS
- Council Tax Band: C

LEASE NOTES: Lease length 139 years remaining
Ground Rent £150 p/a
Maintenance Charge £1539 p/a



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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents